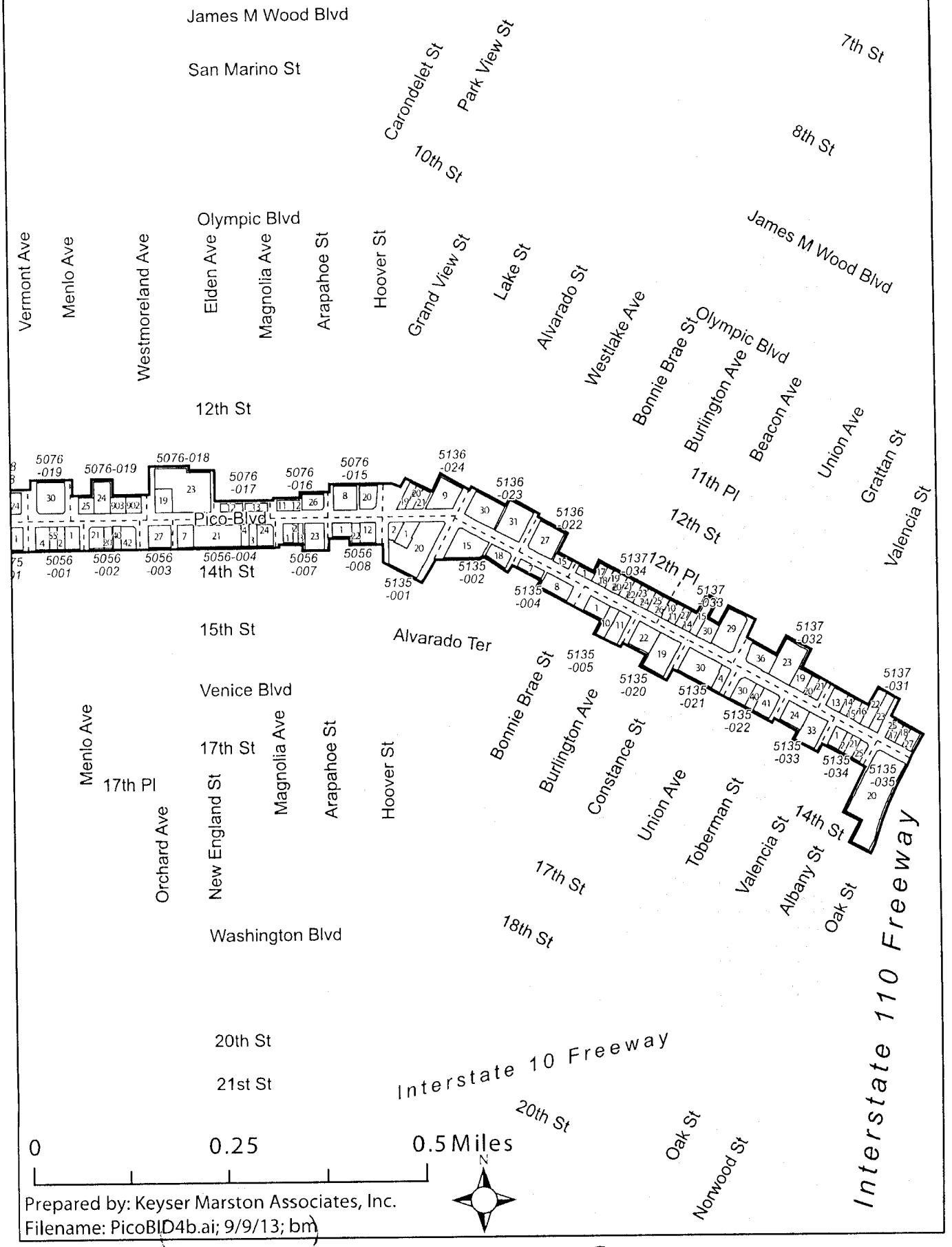
Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



Prepared by: Keyser Marston Associates, Inc.
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BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2014

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMP'T AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2014	% of Tota
1	5137-034-026	KIM CHONG S	5,606	5.606	$60.68	5,175	5,175	$102.22	45	0	45	$45.35	$208.24	0.16%
2	5137-034-025	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMI	6,843	6,843	$74.07	4,970	4,970	$98.17	55	0	55	$55.42	$227.66	0.17%
3	5137-034-024	SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMI	6,247	6,247	$67.62	6,250	6,250	$123.45	50	0	50	$50.38	$241.45	0.18%
4	5137-034-023	VIOLE FAMILY LLC	6,234	6,234	$67.47	6,200	6,200	$122.46	50	0	50	$50.38	$240.32	0.18%
5	5137-034-022	VIOLE FAMILY LLC	6,235	6,235	$67.49	0	0	$0.00	50	0	50	$50.38	$117.87	0.09%
6	5137-034-021	GARCIA YVONNE TRUST AMADA SIMBALA DECEASED TRUS	6,238	6,238	$67.52	5,376	5,376	$106.19	50	0	50	$50.38	$224.09	0.17%
7	5137-034-020	CARSTEN COMPANY LLC ET AL	6,238	6,238	$67.52	2,663	2,663	$52.60	50	0	50	$50.38	$170.50	0.13%
8	5137-034-019	NESLER JOHN J JR	5,680	5,680	$61.48	12,840	12,840	$253.62	45	0	45	$44.84	$359.94	0.28%
9	5137-034-018	HAIEM FARAMARZ N	5,682	5,682	$61.50	2,055	2,055	$40.59	45	0	45	$44.84	$146.93	0.11%
10	5137-034-017	JAY BRUCE	6,246	6,246	$67.60	0	0	$0.00	50	0	50	$50.38	$117.99	0.09%
11	5137-034-001	YANG SUNGHYUN M AND KYUNG H	5,625	5,625	$60.88	4,344	4,344	$85.80	113	50	163	$164.25	$310.94	0.24%
12	5137-033-030	CASTILLO PICO PLAZA LLC	12,371	12,371	$133.90	4,518	4,518	$89.24	100	0	100	$100.77	$323.91	0.25%
13	5137-033-029	SYSTEM III LLC	34,910	34,910	$377.85	17,529	17,529	$346.23	150	285	435	$438.34	$1,162.42	0.89%
14	5137-033-027	EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUS	6,226	6,226	$67.39	3,692	3,692	$72.92	50	0	50	$50.38	$190.70	0.15%
15	5137-033-015	AGUEL ALBA M TRUST ALBA M AGUEL TRUST	12,471	12,471	$134.98	10,406	10,406	$205.54	50	0	50	$50.38	$390.91	0.30%
16	5137-033-014	LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND	6,223	6,223	$67.36	6,200	6,200	$122.46	50	0	50	$50.38	$240.20	0.18%
17	5137-033-011	KIM CHONG S	6,227	6,227	$67.40	0	0	$0.00	50	0	50	$50.38	$117.78	0.09%
18	5137-033-010	KIM CHONG S	6,250	6,250	$67.65	5,750	5,750	$113.57	50	0	50	$50.38	$231.61	0.18%
19	5137-032-036	PICO CENTER	20,990	20,990	$227.19	9,250	9,250	$182.71	165	117	282	$283.79	$693.69	0.53%
20	5137-032-023	AMCAL MOSAIC FUND LP	37,304	37,304	$403.77	61,413	61,413	$1,213.03	150	0	150	$151.15	$1,767.95	1.35%
21	5137-032-021	JACKMAN BARBARA A TRUST JACKMAN MARITAL TRUST	6,522	6,522	$70.59	4,453	4,453	$87.96	50	132	182	$183.40	$341.94	0.26%
22	5137-032-020	SOLEYMANI BIJAN	6,176	6,176	$66.85	13,763	13,763	$271.85	50	0	50	$50.38	$389.08	0.30%
23	5137-032-019	SOLEYMANI BIJAN	12,360	12,360	$133.78	27,852	27,852	$550.13	100	0	100	$100.77	$784.68	0.60%
24	5137-031-027	1307 PICO LLC	8,234	8,234	$89.12	4,964	4,964	$98.05	68	0	68	$68.52	$255.69	0.20%
25	5137-031-025	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	2,512	2,512	$27.19	0	0	$0.00	20	250	270	$272.07	$299.26	0.23%
26	5137-031-023	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	14,883	14,883	$161.09	14,440	14,440	$285.22	60	248	308	$310.36	$756.67	0.58%
27	5137-031-022	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	14,922	14,922	$161.51	14,880	14,880	$293.91	60	0	60	$60.46	$515.88	0.40%
28	5137-031-018	PRICKETT LYNNE B	6,133	6,133	$66.38	6,100	6,100	$120.49	50	0	50	$50.38	$237.25	0.18%
29	5137-031-017	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	6,135	6,135	$66.40	6,150	6,150	$121.48	50	0	50	$50.38	$238.26	0.18%
30	5137-031-016	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	6,146	6,146	$66.52	6,250	6,250	$123.45	50	0	50	$50.38	$240.36	0.18%
31	5137-031-015	MERAZ MICHAEL	6,147	6,147	$66.53	6,100	6,100	$120.49	50	0	50	$50.38	$237.40	0.18%
32	5137-031-014	1419 PICO PROPERTY LLC	6,151	6,151	$66.58	7,200	7,200	$142.21	50	0	50	$50.38	$259.17	0.20%
33	5137-031-013	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TF	12,307	12,307	$133.21	12,275	12,275	$242.46	100	125	225	$226.73	$602.39	0.46%
34	5136-024-021	1ST HOOVER INVESTMENTS LLC	6,842	6,842	$74.06	6,777	6,777	$133.86	60	111	171	$172.31	$380.23	0.29%
35	5136-024-020	YAGHOUBI FARHAD	6,479	6,479	$70.13	6,573	6,573	$129.83	50	0	50	$50.38	$250.34	0.19%
36	5136-024-019	SERRET MARILYN COMPANY TRUST LORENZO FAMILY TRUS	8,568	8,568	$92.74	12,960	12,960	$255.99	55	190	245	$246.88	$595.60	0.46%
37	5136-024-009	MANDEL PHILIP AND SYLVIA TRUST MANDEL FAMILY TRUST	28,082	28,082	$303.95	16,825	16,825	$332.33	176	362	538	$542.13	$1,178.41	0.90%
38	5136-023-031	LABORERS INTERNATIONAL UNION OF N A AFL CIO LOCAL U	35,197	35,197	$380.96	9,580	9,580	$189.22	168	145	313	$315.02	$885.20	0.68%
39	5136-023-030	ALEJO PROPERTIES LLC	33,351	33,351	$360.98	0	0	$0.00	209	160	369	$371.83	$732.81	0.56%
40	5136-022-027	NAMCO CAPITAL GROUP INC	31,644	31,644	$342.50	20,607	20,607	$407.03	167	145	312	$314.39	$1,063.93	0.81%
41	5136-022-015	NIKNAM INVESTMENT GROUP INC	5,595	5,595	$60.56	5,582	5,582	$110.26	112	50	162	$163.24	$334.06	0.26%
42	5135-035-020	1330 PICO ASSOCIATES LLC	104,380	104,380	$1,129.77	150,257	150,257	$2,967.89	195	438	633	$637.86	$4,735.51	3.63%
43	5135-034-025	PICONY LLC	7,158	7,158	$77.48	4,227	4,227	$83.49	54	127	181	$182.84	$343.81	0.26%
44	5135-034-021	WU DARANEE TRUST DARANEE WU TRUST	7,631	7,631	$82.60	6,820	6,820	$134.71	60	0	60	$60.46	$277.76	0.21%
45	5135-034-002	SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	5,084	5,084	$55.03	5,192	5,192	$102.55	40	0	40	$40.31	$197.89	0.15%
46	5135-034-001	CHAVEZ ALFREDO M	10,179	10,179	$110.17	13,592	13,592	$268.47	80	128	208	$209.60	$588.24	0.45%
47	5135-033-033	DECMAC DEVELOPERS LLC	25,618	25,618	$277.28	9,576	9,576	$189.15	132	127	260	$261.84	$728.27	0.56%
48	5135-033-024	99 CENTS ONLY STORES	18,624	18,624	$201.58	11,088	11,088	$219.01	146	119	265	$266.67	$687.26	0.53%
49	5135-022-041	VIOLE FAMILY LLC	18,130	18,130	$196.23	12,202	12,202	$241.01	112	152	264	$266.03	$703.27	0.54%
50	5135-022-040	VIOLE FAMILY LLC	9,127	9,127	$98.79	0	0	$0.00	58	0	58	$58.44	$157.23	0.12%
51	5135-022-030	ALVAREZ NORBERTO AND MARIA TRUST ALVAREZ FAMILY T	15,700	15,700	$169.93	2,784	2,784	$54.99	97	152	249	$250.91	$475.83	0.36%
52	5135-021-030	KUMIVA GROUP LLC	36,629	36,629	$396.46	57,430	57,430	$1,134.36	230	158	388	$390.47	$1,921.29	1.47%
53	5135-021-004	HEESY MIKE C AND SADIE J	9,541	9,541	$103.27	16,570	16,570	$327.29	61	159	220	$221.69	$652.25	0.50%
54	5135-020-022	BIG PROPERTIES LLC	22,631	22,631	$244.95	17,412	17,412	$343.92	146	155	301	$303.31	$892.18	0.68%
55	5135-020-019	TIFFY PROPERTIES LLC	34,318	34,318	$371.45	24,057	24,057	$475.18	146	235	381	$383.92	$1,230.54	0.94%
56	5135-005-011	CUEVA ADAN ETAL	16,993	16,993	$183.93	15,824	15,824	$312.56	86	197	283	$285.49	$781.98	0.60%
57	5135-005-010	M AND O HOLDINGS LLC	11,835	11,835	$128.10	10,200	10,200	$201.47	60	0	60	$60.46	$390.03	0.30%
58	5135-005-001	JUNG CHARLES J AND GRACE H	13,875	13,875	$150.18	11,404	11,404	$225.25	140	99	239	$240.83	$616.26	0.47%
59	5135-004-008	1900 WEST PICO BLVD LLC	18,718	18,718	$202.60	15,454	15,454	$305.25	192	101	293	$294.79	$802.64	0.61%
60	5135-004-007	SALVATION ARMY	8,500	8,500	$92.00	7,500	7,500	$148.14	170	50	220	$221.69	$461.83	0.35%
61	5135-002-018	GREENSPAN ROBERT COMPANY TRUST GREENSPAN FAMI	13,287	13,287	$143.81	7,950	7,950	$157.03	145	174	319	$321.45	$622.29	0.48%
62	5135-002-015	UNITED BUSINESS MANAGEMENT COMPANY LLC	33,793	33,793	$365.76	17,041	17,041	$336.59	293	215	508	$511.90	$1,214.26	0.93%
63	5135-001-020	TORRES GEORGE AND ROBERTA ETAL	64,678	64,678	$700.05	119,821	119,821	$2,366.71	157	552	709	$714.44	$3,781.20	2.90%
64	5135-001-002	AUSTIN R AND M LIVING TRUST	6,693	6,693	$72.44	0	0	$0.00	94	99	192	$193.83	$266.27	0.20%
65	5135-001-001	AUSTIN R AND M LIVING TRUST	14,772	14,772	$159.89	2,440	2,440	$48.20	98	0	98	$98.75	$306.83	0.23%
66	5080-035-014	OHTA GERALD E COMPANY TRUST ET AL HAZEL H OHTA TR	14,060	14,060	$152.18	5,756	5,756	$113.69	102	137	239	$240.83	$506.71	0.39%
67	5080-035-013	MOVIMIENTO PENTECOSTES RIOS DE AGUA VIVA INC	7,038	7,038	$76.18	6,477	6,477	$127.93	51	0	51	$51.75	$255.86	0.20%